

RE97013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

<u>GRANTOR(S)</u>	<u>DATE EXECUTED</u>	<u>TRUST DEED BOOK</u>	<u>PAGE</u>
Wilbert E. Hollingsworth and Brenda L. Hollingsworth	February 4, 1981	269	207
Sean M. Dorsey and wife, Sheawanna M. Dorsey	November 20, 1991	564	506

The indebtedness secured by the Deed of Trust dated February 4, 1981 and executed by Wilbert E. Hollingsworth and Brenda L. Hollingsworth was assumed by William G. Brawner by Warranty Deed dated May 5, 1982 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 159 at Page 107 and with Assumption Agreement dated May 25, 1982 and subsequently assumed by Sean M. Dorsey and wife, Sheawanna M. Dorsey by Warranty Deed dated November 20, 1991 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 240 at Page 590 and with Assumption Agreement dated November 20, 1991.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Desoto Times, a newspaper published in the City of Hernando, said County and State, and on January 9, 1997, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on February 3, 1997, be sold at public auction at the East front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of January 9, January 16, January 23 and January 30, 1997.

And said lands having been sold by said Substitute Trustee on February 3, 1997, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and
Brandal Johnston, and Judy Johnston,
 having been the highest bidder therefore and having bid the sum of
Thirty-Nine Thousand, Five Hundred and no/100----- Dollars
 (\$ 39,500.00), the said Brandal Johnston and Judy Johnston
 was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Richard J. Hill, as Substitute Trustee, do hereby convey and sell to the said
Brandal Johnston and Judy Johnston

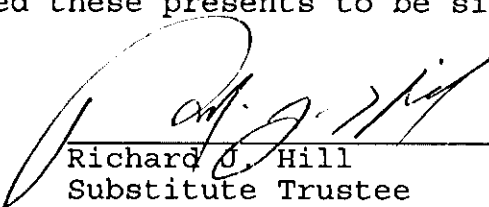
the following described land situated in Desoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Richard J. Hill, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 3rd day of Feb., 1997.


Richard J. Hill
Substitute Trustee

Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

Personally appeared before me, W.E. Davis Chancey Clark a notary public in and for the County and State aforesaid Richard J. Hill, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 3 day of Feb., 1997.

(S E)

My Commission Expires

W.E. Davis Chancey Clark
NOTARY PUBLIC

Grantor: Richard J. Hill, Substitute Trustee for the United States of America; P. O. Box 488; Hernando, Mississippi 38632; telephone (601) 429-7866.

Grantee: Brandal Johnston and Judy Johnston, 5380 Gilder Cove,

Horn Lake MS 38637 ((601 280-2531 Home) (601 342-1592 Work)

- 2 -

Prepared by: USDA/Rural Development
P.O. Box 488
Hernando, MS 38632 (601 429-7866

Lot # 338, Section "E", Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 12, pages 19 and 20, in the office of the Chancery Clerk of Desoto County, Mississippi.

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
 COUNTY OF DESOTO)

Richard J. Hill, being first duly sworn on oath, deposes and says that on January 9, 1997, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:00 am on February 3, 1997, at the East front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by Brandal Johnston and Judy Johnston

for the sum of \$ 39,500.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

Richard J. Hill

Subscribed and sworn to before me this 3 day of Feb.
 19 97.

(S E A L)

My Comm. Exp. 12/31/98

W. E. Davis Chancy Clark

NOTARY PUBLIC

by B. Cleveland





DeSOTO TIMES

BOOK **312** PAGE **334**

STATE MS. - DESOTO CO.
FILED

FEB 12 12 10 PM '97

"Dedicated to the people and progress of DeSoto County"

PROOF OF PUBLICATION

BK. 312 PG. 330
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

DANA LONG personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S) Wilbert E. Hollingsworth and Brenda L. Hollingsworth,
DATE EXECUTED - February 4, 1981,
TRUST DEED BOOK - 269, PAGE - 207.

GRANTOR(S) - Sean M. Dorsey and wife, Sheawanna M. Dorsey,
DATE EXECUTED - November 20, 1991,
TRUST DEED BOOK - 564, PAGE - 506.

The indebtedness secured by the Deed of Trust dated February 4, 1981, and executed by Wilbert E. Hollingsworth and Brenda L. Hollingsworth was assumed by William G. Brawner by Warranty Deed dated May 5, 1982 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 159 at Page 107 and with Assumption Agreement dated May 25, 1982 and subsequently assumed by Sean M. Dorsey and wife, Sheawanna M. Dorsey by Warranty Deed dated November 20, 1991 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 240 at Page 590 and with Assumption Agreement dated November 20, 1991.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee, to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the East front door of the County Courthouse in the city of Hernando, Mississippi, in the aforesaid County and will sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) on February 3, 1997, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

I will convey only such title as is vested in me as Substitute Trustee.

The premises to be sold are described as:

Lot 338, Section "E", Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 12, pages 19 and 20, in the office of the Chancery Clerk of DeSoto County Mississippi.

RICHARD J. HILL
Substitute Trustee

Duty authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.

Jan. 9, 18, 23, 30, 1997 413

Volume No. 102 on the 9 day of JAN, 1997

Volume No. 102 on the 14 day of JAN, 1997

Volume No. 102 on the 23 day of JAN, 1997

Volume No. 102 on the 30 day of JAN, 1997

Volume No. _____ on the _____ day of _____, 19____

Dana Long
(TITLE)

in to and subscribed before me, this 30 day of Jan, 1997

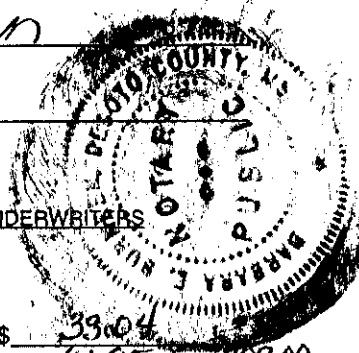
Barbara J. Burkeen

BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE

MY COMMISSION EXPIRES: OCT. 31, 1998

My commission expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS



A. Single first insertion of 413 words @ .08 \$ 33.04
B. 3 subsequent insertions of 1239 words @ .05 \$ 61.95 + 207.00
C. Making proof of publication and depositing to same \$ 1.00 House Display

TOTAL PUBLISHER'S FEE:*

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